PP APPROVAL RECORD

Planning Permission

Survey 499/5 and 7 more

Sarkarsamakulam, Annur taluk

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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EEDINGS OF THE MEMBER SECRETARY(i/c)/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
)IMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Mr S.S. BHARATH, M.E.,
DEPUTY DIRECTOR/JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission

Application No: SWP/BPA/765122/2026, Date:11.11.2026

Subject: **HRB – Revision and additional Hospital Building** - District Town and Country planning office, Coimbatore – Coimbatore District - Coimbatore Local Planning Area – Annur Taluk – Sarkarsamakulam village and Town panchayat – S.F.Nos. 499/5, 499/6, 499/7A, 499/8A, 499/11A, 500/1A1 & 500/1A3 - with a total site extent of 9959.00Sqm (As per Patta) - FSI area of 18557.08Sqm has been already approved- Now additional FSI area 594.36Sqm – Total already approved, revision and addition to already approved total FSI area is 19151.44Sqm – Technical Concurrence issued – Planning permission issuing - Reg.

Reference:

1. Commissioner of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/0765122/2026, Dt.25.08.2026.
2. Applicant. Dr.P.Kavitha, Online Application No.SWP/BPA /0765122/2026, Dated:30.01.2026.
3. Assistant Director / Joint Director (i/c), Member Secretary, Coimbatore LPA, District Town and country Planning Office, Coimbatore, Inspection Report of Online Application No. SWP/BPA/0765122/2026, Dated:07.02.2026.
4. HRB Meeting held on 10.04.2026, Subject No.07.
5. Director of Town and Country Planning Proceedings Online SWP/ BPA/ 0386962/ 2024, dated 05.3.2025. (Technical Concurrence No. BP/DTCP No.106/2025).
6. Assistant Director / Joint Director (FAC), Coimbatore District Town and Country Planning Office Proceedings Online SWP/BPA/386962/2024, dated 25.4.2025. (Planning Permission No.239/2025)
7. G.O.No.86, Housing and Urban Development Department, Dated:28.03.2012.
8. G.O.No.85, Housing and Urban Development Department, Dated:16.05.2017.
9. G.O.No.1, Housing and Urban Development Department, Dated:05.01.2021.
10. G.O.No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
11. G.O.16, Municipal Administration and Water Supply Department, Dated:31.01.2020.
12. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020.
13. Director of Town and Country Planning, Chennai circular Letter RocNo.7486/2009/BA2, Dated:16.04.2009.

14. Director of Town and Country Planning, Chennai circular Letter RocNo.12201/2017/BA1, Dated:22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter RocNo.14227/2017/SplCell, Dated:14.12.2017.
16. Director of Town and Country Planning, Chennai circular Letter RocNo.4367/2019/BA2, Dated:05.02.2020.
17. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
18. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.
19. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
20. DGP/Director, Tamil Nadu Fire & Rescue Services Department, Fire NOC R.Dis.No.17002/C1/2024, Dated: 04.12.2024. (PP NOC No.230 / 2024)
21. DGP/Director, Tamil Nadu Fire & Rescue Services Department, Fire NOC Amendment for PP Noc. 230/2024, Online application Token No.366167, Dated: 26.02.2026.
22. Airport Authority NOC ID No. COIM/SOUTH/B/112224/1367625, Dated: 04.12.2024.
23. Structural design and drawings vetted by Professor, Anna university, Division of Structural Engineering, College of Engineering, Guindy Chennai on 16.07.2026.
24. Scheme Road Gift Deed No.6986/2026, Dt.27.10.2026.
25. Demand payment Request Letter, Dated: 31.08.2026.
26. Demand paid by the applicant on 08.09.2026.
27. LPA Resolution No.19, Dt.19.09.2026.

ORDER

With reference to the 2nd Cited letter, the applicant Dr.P.Kavitha has requested for the for the revision and additional construction of High Rise Hospital building in addition to the Planning Permission has already been issued in the reference 6th cited for an FSI area of 18557.08Sqm and in a site area of 9959.00sqm Coimbatore District / LPA, Annur Taluk, Sarkarsamakulam Village and Town panchayat, S.F.No.499/5, 499/6, 499/7A, 499/8A, 499/11A, 500/1A1 & 500/1A3.

In the above already approved site the applicant has requested for the revision and additional construction of High-Rise Hospital with a additional FSI area of 594.36Sqm and already approved and revision and additional FSI area put together is 19151.44Sqm.

The above HRB Hospital proposal was placed in High Rise Building Panel meeting held on 10.04.2026. The subject was discussed and suggestions of High-Rise Building panel were obtained.

The applicant request was accepted and the boundary of the site has been marked as **"A to N"**. The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No:569/2026**. in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 31.08.2026. Applicant has paid the demand in swp portal on 08.09.2026.

Hence, as per Section 49 of Town and Country Planning Act 1971, the planning permission is issued for the above proposal and numbered as **Planning Permission No:808/2026**. The Planning Permission Period is **11.11.2026 to 10.11.2034**.

The area statement for the Revision and additional Hospital Building is as below.

Total Area of the Site – 9959.00 Sqm

Building details: High Rise Revision and additional Hospital Building

Building Name	Floor name	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Block – 1 Hospital Building	Basement – 2	1181.52	--	1181.52
	Basement – 1	2496.89	--	2496.89
	Ground	2886.84	--	2886.84
	First	2520.10	--	2520.10
	Second	2383.73	--	2383.73
	Third	2392.31	--	2392.31
	Fourth	2402.55	--	2402.55
	Fifth	2581.85	--	2581.85
	Sixth	203.14	--	203.14
	Head room	--	164.96	164.96
Power House	Ground	102.51	--	102.51
Security room	Ground	--	6.25	6.25
	Total	**19151.44**	**171.21**	**19322.65**

Already approved FSI Area : 18557.08Sqm

Revision and additional FSI Area : 594.36Sqm

Total FSI Area : 19151.44Sqm

The Planning Permission issued with the following Special and General Conditions.

Special Conditions

1. Conditions stipulated in the NOC cited in the reference 20th and 21th issued by DGP /Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2. Conditions stipulated in the Airport Authority Noc cited in the reference 22nd issued by Airport Authority of India is to be followed scrupulously.
3. Structural Design and drawings generally vetted by Professor, Anna university, Division of Structural Engineering, College of Engineering, Guindy is to be followed scrupulously. As per the Anna university report, Site / Structural Engineers concerned to scrutinize the details and implement at site as per the detailed drawings and specifications.
4. As per TNCD&BR 2019, Annexure IX, rule 35(23) Regulations for Special Provisions for Hospital Buildings shall be followed.

5. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Commercial, Industrial and Institutional buildings exceeding 300Sqm FSI area, a minimum of 10% of Car or Two Wheeler parking space shall be earmarked for Electric vehicles and shall be provided fast charging points.
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.
11. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
12. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
13. Ref 24th cited gift deed original shall be handed over to the local body before issuing of local body final approval.

General Conditions

1. Solar water heating system to be provided to the Revision Hospital building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019& 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional's details including quality auditor details at the place of construction.
11. If the applicant fails to construct the building as per the Planning Permission, the appropriate planning authority will take action under section of 56 and 57 of Tamil Nadu Town and Country Planning Act, 1971.
12. The planning permission or building permit if secured by any person by any misrepresentation or by production of false documents, such planning permission or building Permit will be cancelled after issuing a show cause notice as per TNCDBR 2019, rule 13.
13. The following charges are collected as follows

Centage charges for building	Rs.60000/-, Dt.21.03.2025, Rs.20000/-, Dt.08.09.2026
Centage charges for land	Rs.2100/-, Dt.21.03.2025,
I & A Charges	Rs.10452095/-, Dt.21.03.2025, Rs.332170/-, Dt.08.09.2026
Security deposit	Rs.5226100/-, Dt.21.03.2025, Rs.166033/-, Dt.08.09.2026
CC Charges	Rs.202000/-, Dt.21.03.2025, Rs.6049/-, Dt.08.09.2026
Display board charges	Rs.10000/-, Dt.21.03.2025, Rs.10000/-, Dt.08.09.2026
Shelter charges	Rs.885500/-, Dt.21.03.2025, Rs.33397/-, Dt.08.09.2026
Development charges for land	Rs.40000/-, Dt.21.03.2025,
Development charges for building	Rs.374700/-, Dt.21.03.2025, Rs.11900/-, Dt.08.09.2026
OSR charges	Rs.4720566/-, Dt.14.03.2025
Scrutiny fee	Rs.34050/-, Dt.30.01.2026

(e-signed)
Member Secretary (i/c),
Deputy Director/Joint Director (FAC),
Coimbatore Local Planning Authority,
District Town and Country Planning Office,
Coimbatore District.

To

The Executive Officer,
Sarkarsamakulam Town panchayat,

Annur taluk,
Coimbatore District.

Copy to

Dr.P. Kavitha
W/o Dr.D.Hariprasad,
S.F.No.499/500,Sathy Road,
Kumaran Medical Centre,
Kurumbapalayam,
S.S.Kulam Post,
Coimbatore-641107.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
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Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.